**Crystal Tower Condominium Association, Inc.**

**Board of Directors Meeting**

**March 12, 2016**

Bob Guyton called the meeting to order at 8:30 am.

Present were board members Bob Guyton, Shelby Kirk, and owner Ron Sikes. Representing Young’s Suncoast were David Bodenhamer and Joe Rynes. Board member Lance Monk was available via phone.

A motion was made by Bob Guyton to approve the meeting minutes from January 23, 2015, seconded by Lance Monk and Shelby Kirk. The minutes from the January 23, 2015 meeting were approved.

Financial were discussed. Nothing was noted regarding the financials and it was reported that they are on track with this time of year.

Pool doors were discussed. The double doors on the South end of the pedestrian bridge have been modified to a minimum height to satisfy the health department. The remaining doors around the North pools will be modified professionally by Glass Systems of Alabama.

Cameras were discussed and an additional proposal was provided to the Board. It was decided to wait on the approval and installation of cameras. The board would like to look at camera models and make a decision on the type of camera to be installed on the property.

Water leaks were discussed. The most recent water leak emanated from a condensate line that had been knocked out of a drain, causing damage to the second floor area outside of the media room. About 5 gallons of water had accumulated in only 3 days. Repairs for the damages are not the responsibility of the association.

Storm agreements were discussed. Agreements are to be in place and executed by June. Management would like to discuss agreements with other local contractors.

The Leave No Footprints ordinance was discussed. The board approved an area to be built for guests to store beach items in an effort to keep sand out of the common areas. The storage area will be built near the gazebo at the South pool and signs will be posted saying the association is not responsible for lost or stolen items. There will be a red flag system in place so items left for an extended period of time can be removed.

Pools were discussed. The plaster is holding up and not flaking away but it is reaching the age where re plastering could become necessary. It was reported that the pool is not leaking water and that it has been patched in recent years. Bob Guyton made a motion for management to obtain proposals to re plaster the pool, seconded by Lance Monk, and Shelby Kirk. Management will obtain bids by the next board meeting to re plaster the pools around the property.

The beach gate code was discussed. The code will be changed in the fall of 2016. Owners and management companies will be notified in advance and at the annual meeting in August.

Elevators were discussed. Quotes will be obtained to install 110 v and 220 v weather proof receptacles on the outside of the elevator control room on the roof. A humidity monitor and dehumidifier will be installed in the elevator control room to aid in keeping the humidity levels down. The elevators have had issues in the past related to the CPU boards. Shelby Kirk made a motion to replace one of the CPU’s and to refurbish the other two, seconded by Lance Monk. The new CPU board will be installed in the elevator with the most troubles. The board would also like for management to look into controlling the air and humidity in the upper control room which houses the motors.

Landscaping was discussed. Kutters is to provide management with a quote to remove and replace the Sylvester palm that was blow over in the most recent wind storm. Management will provide the board with the quote as soon as it is received.

Sliding glass doors were discussed. The association is responsible for painting the exterior doors. Management will obtain proposals to have the doors painted.

The meeting was adjourned at 9:45 am.